



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 11860 US Hwy 75 N  
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller  is  is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? \_\_\_\_\_

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- Range
- Dishwasher
- Washer/Dryer Hookups
- Security System
- TV Antenna
- Ceiling Fan(s)
- Central A/C *2 units*
- Plumbing System
- Patio/Decking
- Pool
- Pool Equipment
- Fireplace(s) & Chimney (Wood burning) *+ a propane fireplace*
- Natural Gas Lines
- Liquid Propane Gas
- Garage:  Attached
- Garage Door Opener(s):  *new 2020*
- Water Heater:  *new 2020*
- Water Supply:  *City*
- Roof Type:  *Comp. 2019*
- Oven *Double*
- Trash Compactor
- Window Screens
- Fire Detection Equipment
- Smoke Detector
- Smoke Detector-Hearing Impaired
- Carbon Monoxide Alarm
- Emergency Escape Ladder(s)
- Cable TV Wiring
- Attic Fan(s)
- Central Heating *2 units*
- Septic System
- Outdoor Grill
- Sauna
- Pool Heater
- LP Community (Captive)
- Not Attached
- Electronic
- Gas
- Well *N MUD*
- Microwave
- Disposal
- Rain Gutters
- Intercom System
- Satellite Dish
- Exhaust Fan(s)
- Wall/Window Air Conditioning
- Public Sewer System
- Fences
- Spa  Hot Tub
- Automatic Lawn Sprinkler System
- Fireplace(s) & Chimney (Mock) *Jacuzzi Bath & Double Shower*
- Gas Fixtures
- LP on Property
- Carport
- Control(s)
- Electric
- Co-op

Age: 2019 (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair?  Yes  No  Unknown. If yes, then describe. (Attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Street Address and City)

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? \*  Yes  No  Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

\* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |                                                             |                                                        |                                                       |
|-------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------|
| <input checked="" type="checkbox"/> Interior Walls          | <input checked="" type="checkbox"/> Ceilings           | <input checked="" type="checkbox"/> Floors            |
| <input checked="" type="checkbox"/> Exterior Walls          | <input checked="" type="checkbox"/> Doors              | <input checked="" type="checkbox"/> Windows           |
| <input checked="" type="checkbox"/> Roof                    | <input checked="" type="checkbox"/> Foundation/Slab(s) | <input checked="" type="checkbox"/> Sidewalks         |
| <input checked="" type="checkbox"/> Walls/Fences            | <input checked="" type="checkbox"/> Driveways          | <input checked="" type="checkbox"/> Intercom System   |
| <input checked="" type="checkbox"/> Plumbing/Sewers/Septics | <input checked="" type="checkbox"/> Electrical Systems | <input checked="" type="checkbox"/> Lighting Fixtures |

Other Structural Components (Describe):

2 small holes in sheet rock  
1 small hole in ceiling in garage

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |                                                                                        |                                                                                                 |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Active Termites (includes wood destroying insects) | <input checked="" type="checkbox"/> Previous Structural or Roof Repair <i>New Roof</i>          |
| <input checked="" type="checkbox"/> Termite or Wood Rot Damage Needing Repair          | <input checked="" type="checkbox"/> Hazardous or Toxic Waste                                    |
| <input checked="" type="checkbox"/> Previous Termite Damage                            | <input checked="" type="checkbox"/> Asbestos Components                                         |
| <input checked="" type="checkbox"/> Previous Termite Treatment                         | <input checked="" type="checkbox"/> Urea-formaldehyde Insulation                                |
| <input checked="" type="checkbox"/> Improper Drainage                                  | <input checked="" type="checkbox"/> Radon Gas                                                   |
| <input checked="" type="checkbox"/> Water Damage Not Due to a Flood Event              | <input checked="" type="checkbox"/> Lead Based Paint                                            |
| <input checked="" type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines     | <input checked="" type="checkbox"/> Aluminum Wiring                                             |
| <input checked="" type="checkbox"/> Single Blockable Main Drain in Pool/Hot Tub/Spa*   | <input checked="" type="checkbox"/> Previous Fires                                              |
|                                                                                        | <input checked="" type="checkbox"/> Unplatted Easements                                         |
|                                                                                        | <input checked="" type="checkbox"/> Subsurface Structure or Pits                                |
|                                                                                        | <input checked="" type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

\* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  No (if you are not aware). If yes, explain (attach additional sheets if necessary). \_\_\_\_\_

6. Are you (Seller) aware of any of the following conditions?\* Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Present flood insurance coverage

N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir

N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

N Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

N Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))

N Located  wholly  partly in a floodway

N Located  wholly  partly in a flood pool

N Located  wholly  partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\*For purposes of this notice:

"100-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;

(B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and

(C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and

(B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?\*  Yes  No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property?  Yes  No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

[Signature]  
Signature of Seller

9-27-20  
Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 11860 US Hwy 75 N Buffalo TX 75831

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: [ ] Septic Tank [X] Aerobic Treatment [ ] Unknown
(2) Type of Distribution System: Sprinkler Heads [ ] Unknown
(3) Approximate Location of Drain Field or Distribution System: Southwest of House [ ] Unknown
(4) Installer: [ ] Unknown
(5) Approximate Age: 2005 [ ] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [ ] Yes [X] No If yes, name of maintenance contractor: Phone: contract expiration date: (Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
(2) Approximate date any tanks were last pumped? 2 yrs ago
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [ ] Yes [X] No If yes, explain:
(4) Does Seller have manufacturer or warranty information available for review? [ ] Yes [X] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached: [ ] planning materials [ ] permit for original installation [ ] final inspection when OSSF was installed [ ] maintenance contract [ ] manufacturer information [ ] warranty information
(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
(3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water-saving devices</u>	<u>Usage (gal/day) with water-saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

**This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.**

Ann Champion      9-27-20  
 Signature of Seller      Date

\_\_\_\_\_  
 Signature of Seller      Date

Receipt acknowledged by:

\_\_\_\_\_  
 Signature of Buyer      Date

\_\_\_\_\_  
 Signature of Buyer      Date

CIRCLE T REALTY  
Property Data Sheet

Owner Name: Ima Champion  
Property Address: 11860 US Hwy 75N Buff, TX Lot # 54.5ac  
Price: 995,000 Financing/Owner Terms: Cash or new loan

MINERALS: Seller agrees to convey \_\_\_\_\_% of the oil and gas minerals.  
Seller agrees to convey \_\_\_\_\_% of other minerals.

Subject property is { } is not { } presently under an oil and gas lease or it is unknown { } if there is an oil & gas lease.  
Subject property is { } is not { } presently under a coal & lignite lease or it is unknown { } if there is a coal & lignite lease.

ACCESS: Subject property has ingress and egress via:  
{  } Public Road Hwy 75  
{ } Deeded Easement \_\_\_\_\_

SURVEY: {  } New Survey Required  
{  } Seller shall furnish to Buyer, existing survey and plat of the property dated: \_\_\_\_\_

WATER: { } Seller agrees to convey ownership to the water meter with account in good standing. Water furnished by \_\_\_\_\_  
{ } All transfer fees will be paid by the buyer.  
{  } Water Well \_\_\_\_\_ known depth  
Private Well \_\_\_\_\_ Undivided Interest \_\_\_\_\_

LAND: {  } Pasture 40 AC \_\_\_\_\_%  
{  } Wooded 14.5 ac \_\_\_\_\_%  
{  } Creeks \_\_\_\_\_ {  } Lakes 2 ponds  
Soil Type Sandy Loam  
Present Use: {  } Residential {  } Ranching {  } Recreational/Hunting

FENCING: Perimeter Fenced  Cross Fencing  Barbed Wire  AND Pipe

IMPROVEMENTS: {  } Home { } Mobile Home { } Cabin { } Storage  
\*\* DO OWNERS HAVE TITLE TO MOBILE HOMES? YES \_\_\_\_\_ NO   
\*\* IS MOBILE HOME ATTACHED TO PROPERTY? YES \_\_\_\_\_ NO

Approx. Heated/Cooled square footage: 4508  
Approx. Year Built: 2004

Total Rooms: 15 Total Bedrooms 3 Total Baths 2

Central A/C  Central Heat  Brick  Frame \_\_\_\_\_  
Breakfast  Dining  Living  Utility Room   
Pier & Beam \_\_\_\_\_ Slab  Fireplace \_\_\_\_\_ Water \_\_\_\_\_  
Electricity  Telephone  Gas \_\_\_\_\_ Septic \_\_\_\_\_  
Garage  Carport \_\_\_\_\_ Shed \_\_\_\_\_ Barn 2500'  
City Utilities: \_\_\_\_\_ Other: \_\_\_\_\_

SCHOOL DISTRICT; BISD

TAXES: County \_\_\_\_\_ School \_\_\_\_\_ City \_\_\_\_\_  
TOTAL TAXES: \$8000

EXEMPTIONS: Ag  Homestead  Over 65  Other \_\_\_\_\_

UTILITIES: Gas \_\_\_\_\_ Electric \_\_\_\_\_ Water \_\_\_\_\_  
Electric provided by HLEC Acct # \_\_\_\_\_

NOTE: All information furnished concerning this property has been obtained from sources deemed reliable. It is believed to be correct, but no responsibility is assumed therefore; and no warranty or presentation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.